

**NOTICE OF INTENT**

**TO:** Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

**PREMISES:** All rooms/areas of a portion of the ground floor, mezzanine, and lower level, as shown hatched on the floor plans annexed hereto as **Exhibit A** and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue, New York, New York 10001.

**LEASE:** dated December 19, 2014, by and between Landlord's predecessor-in- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification Agreement, dated June 30, 2017.

**DATE OF THIS NOTICE:** March 22, 2019.

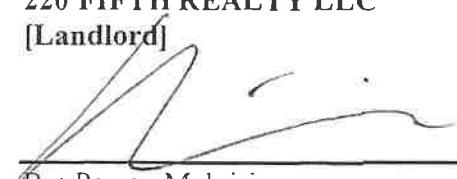
**PLEASE TAKE NOTICE**, you are justly indebted to the Landlord of the Premises **in the total sum of \$340,395.51**, comprised of (i) **\$275,395.51** in rent/additional rent as set forth in the ledger annexed hereto as **Exhibit B** and incorporated by reference as if fully set forth in length, and (ii) **\$65,000.00** in previously drawn Security Deposit required to be replenished pursuant to Section 31 of the referenced Lease, which total sum you are required to pay on or before **April 1, 2019**, that being at least five (5) days after the date of service of this Notice upon you. That, in accordance with Sections 17 and 31 of the referenced Lease, if you fail to pay the aforementioned rental arrears on or before **April 1, 2019**, the Landlord shall be entitled to: (i) apply and retain the whole or part of the Security Deposit remaining in the amount of **\$35,000.00** to the extent required for the partial payment of the aforementioned rental arrears; and (ii) you shall be required to deposit with Landlord the amount so applied or retained so that Landlord shall have the full Security Deposit on hand at all times during the Term pursuant to Section 31 of the referenced Lease.

**PLEASE TAKE FURTHER NOTICE**, this Notice is served upon you pursuant to Articles 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

**PLEASE TAKE FURTHER NOTICE**, pursuant to Articles 4, 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

**PLEASE TAKE FURTHER NOTICE**, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

  
Kossoff, PLLC  
Attorneys for Landlord  
By: Joseph Goldsmith, Esq.  
217 Broadway, Suite 401  
New York, New York 10007  
Tel.: (212) 267-6364  
Email: [jgoldsmith@kaulaw.com](mailto:jgoldsmith@kaulaw.com)

**220 FIFTH REALTY LLC**  
**[Landlord]**  


By: Pawan Melgiri  
Title: Authorized Signatory

***Exhibit "A"***

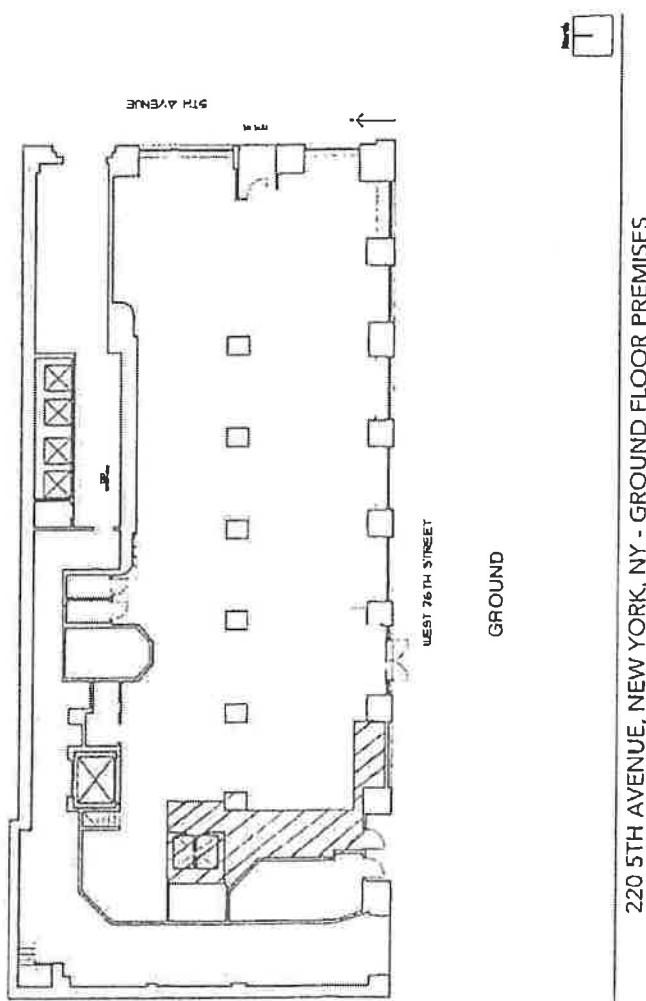
Execution

12/19/2014

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The Demised Premises

Not to scale; all dimensions approximate; subject to actual conditions.

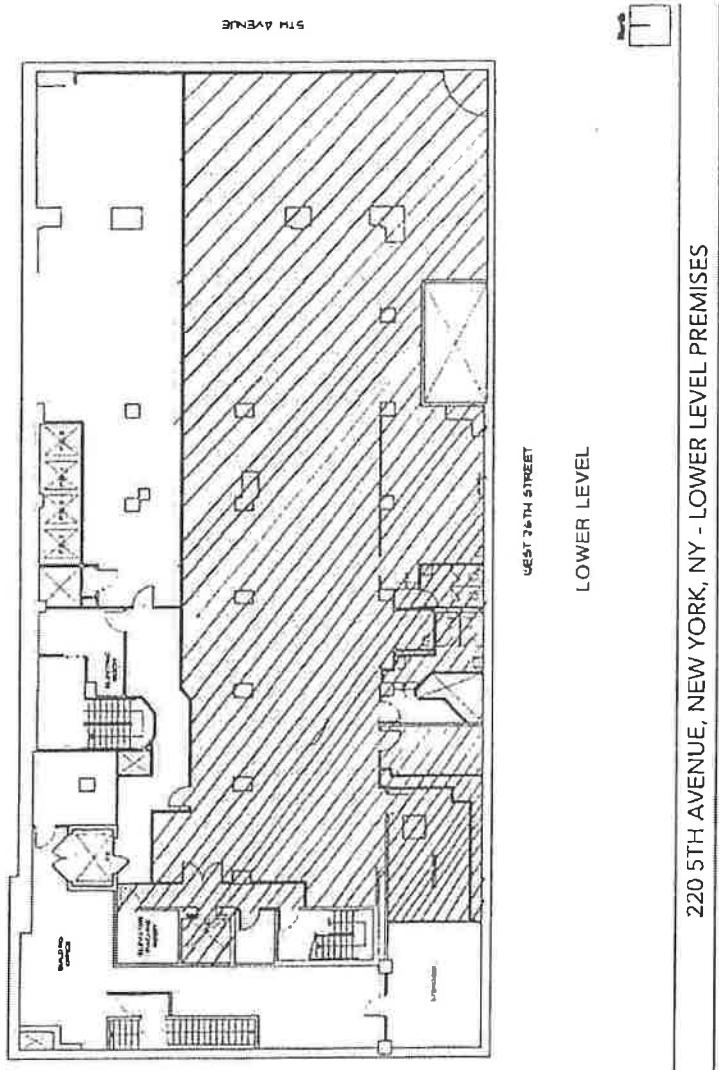


220 5TH AVENUE, NEW YORK, NY - GROUND FLOOR PREMISES

Execution

12/19/2014

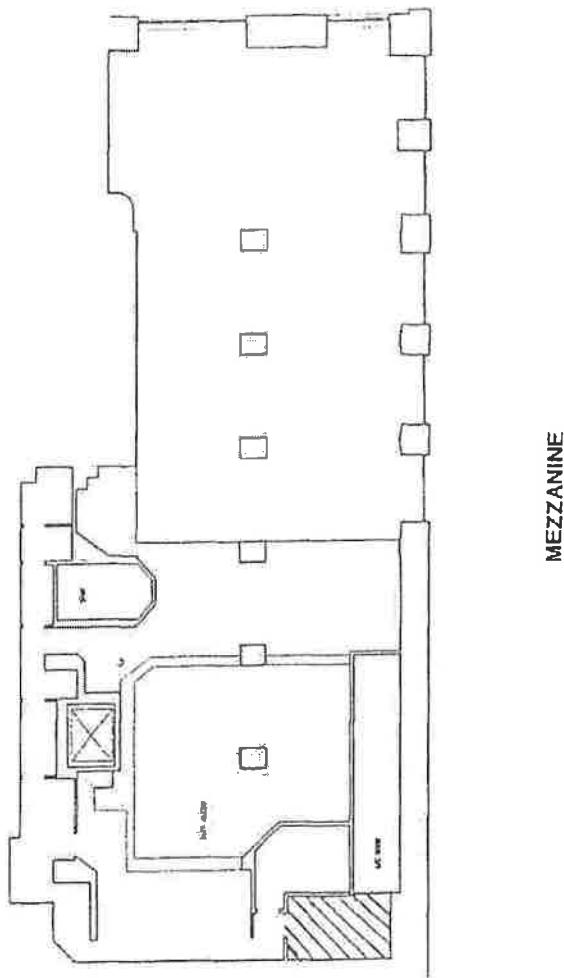
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Execution

12/19/2014

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***Exhibit “B”***



STELLAR MANAGEMENT

Date : 3/22/2019

**Lease Ledger**

Code	<u>t0819146</u>	Property	<u>220fifth</u>	Lease From	3/15/2016
Name	Scorpion Club Ventures, LLC	Unit	<u>220-SUBC</u>	Lease To	10/31/2031

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec
4/1/2017	Previous balance carried forward.	220-SUBC	18,319.96		18,319.96	<u>31513435</u>
4/1/2017	Previous balance carried forward.	220-SUBC	4,197.00		22,516.96	<u>31513437</u>
4/1/2017	Commercial Rent (04/2017)	220-SUBC	17,706.42		40,223.38	<u>31513679</u>
4/1/2017	Sprinkler Charge (04/2017)	220-SUBC	200.00		40,423.38	<u>31513680</u>
4/1/2017	:Posted by QuickTrans (secdep)	220-SUBC	100,000.00		140,423.38	<u>31540924</u>
4/1/2017	Chk# :QuickTrans :Posted by QuickTrans			100,000.00	40,423.38	<u>6293195</u>
5/1/2017	Electric Sub-meter 03/21/17-04/19/17	220-SUBC	227.46		40,650.84	<u>31537972</u>
5/1/2017	Commercial Rent (05/2017)	220-SUBC	17,706.42		58,357.26	<u>31538331</u>
5/1/2017	Sprinkler Charge (05/2017)	220-SUBC	200.00		58,557.26	<u>31538332</u>
6/1/2017	Commercial Rent (06/2017)	220-SUBC	17,706.42		76,263.68	<u>31566235</u>
6/1/2017	Sprinkler Charge (06/2017)	220-SUBC	200.00		76,463.68	<u>31566236</u>
6/1/2017	Electric Sub-meter 4/19/17-05/09/17	220-SUBC	155.03		76,618.71	<u>31567055</u>
7/1/2017	Electric Sub-meter 5/09/17-06/08/17	220-SUBC	244.12		76,862.83	<u>31593009</u>
7/1/2017	Commercial Rent (07/2017)	220-SUBC	17,706.42		94,569.25	<u>31596470</u>
7/1/2017	Commercial Sprinkler and Water (07/2017)	220-SUBC	200.00		94,769.25	<u>31596471</u>
7/25/2017	Chk# 1679718332 :CHECKscan Payment			19,537.70	75,231.55	<u>6372035</u>
8/1/2017	Real Estate Tax for the period 07/17-06/18	220-SUBC	9,227.33		84,458.88	<u>31618030</u>
8/1/2017	Electric sub-meter 06/08/17-07/10/17	220-SUBC	200.96		84,659.84	<u>31624412</u>
8/1/2017	Commercial Rent (08/2017)	220-SUBC	17,706.42		102,366.26	<u>31624706</u>
8/1/2017	Commercial Sprinkler and Water (08/2017)	220-SUBC	200.00		102,566.26	<u>31624707</u>
9/1/2017	Electric sub-meter 7/10/17-08/08/17	220-SUBC	180.25		102,746.51	<u>31653614</u>
9/1/2017	Commercial Rent (09/2017)	220-SUBC	17,706.42		120,452.93	<u>31653885</u>

9/1/2017	Commercial Sprinkler and Water (09/2017)	220-SUBC	200.00		120,652.93	<u>31653886</u>
10/1/2017	Electric sub-meter 08/08/17-09/07/17	220-SUBC	165.18		120,818.11	<u>31679659</u>
10/1/2017	Commercial Rent (10/2017)	220-SUBC	7,996.45		128,814.56	<u>31679920</u>
10/1/2017	Commercial Rent (10/2017)	220-SUBC	10,001.27		138,815.83	<u>31679921</u>
10/1/2017	Commercial Sprinkler and Water (10/2017)	220-SUBC	200.00		139,015.83	<u>31679922</u>
10/18/2017	Credit October 2017 Rent	220-SUBC	(86,460.91)		52,554.92	<u>31708037</u>
10/18/2017	October 2017 Debit Judgement.	220-SUBC	3,509.99		56,064.91	<u>31708038</u>
10/18/2017	Credit Sprinkler charge.	220-SUBC	(600.00)		55,464.91	<u>31708039</u>
11/1/2017	Electric sub-meter 09/07/17-10/06/17	220-SUBC	284.62		55,749.53	<u>31707792</u>
11/1/2017	Commercial Rent (11/2017)	220-SUBC	18,237.63		73,987.16	<u>31709209</u>
11/1/2017	Commercial Sprinkler and Water (11/2017)	220-SUBC	200.00		74,187.16	<u>31709210</u>
11/1/2017	Judgement Receivable (11/2017)	220-SUBC	3,505.99		77,693.15	<u>31709211</u>
11/2/2017	Chk# 001111 :CHECKscan Payment			22,035.18	55,657.97	<u>6469931</u>
11/15/2017	1 Replacement Meter	220-SUBC	2,142.86		57,800.83	<u>31734510</u>
11/28/2017	Chk# :ACHWEB Online Payment Reversed by ctrl#6510795			12,000.00	45,800.83	<u>6488636</u>
11/29/2017	Chk# :ACHWEB Online Payment Reversed by ctrl#6510793			9,890.00	35,910.83	<u>6489474</u>
11/29/2017	Chk# :ACHWEB Online Payment			9,890.00	26,020.83	<u>6489476</u>
12/1/2017	Electric sub-meter 10/12/17-11/09/17	220-SUBC	192.96		26,213.79	<u>31737795</u>
12/1/2017	Commercial Rent (12/2017)	220-SUBC	18,237.63		44,451.42	<u>31738028</u>
12/1/2017	Commercial Sprinkler and Water (12/2017)	220-SUBC	200.00		44,651.42	<u>31738029</u>
12/1/2017	Judgement Receivable (12/2017)	220-SUBC	3,505.99		48,157.41	<u>31738030</u>
12/1/2017	Late fees as of December 2017	220-SUBC	24,572.00		72,729.41	<u>31759430</u>
12/7/2017	Chk# :ACHWEB Online Payment			13,000.00	59,729.41	<u>6504233</u>
12/15/2017	Returned check charge	220-SUBC	25.00		59,754.41	<u>31761541</u>
12/15/2017	Chk# :ACHWEB NSF receipt Ctrl# 6489474			(9,890.00)	69,644.41	<u>6510793</u>
12/15/2017	Chk# :ACHWEB NSF receipt Ctrl# 6488636			(12,000.00)	81,644.41	<u>6510795</u>
12/20/2017	Chk# :ACHWEB Online Payment			22,036.00	59,608.41	<u>6513384</u>
12/29/2017	Chk# :ACHWEB Online Payment			24,047.10	35,561.31	<u>6516257</u>
12/31/2017	December 2017 Late fees.	220-SUBC	1,900.00		37,461.31	<u>31764836</u>
1/1/2018	Electric sub-meter 11/9/17-12/13/17	220-SUBC	298.69		37,760.00	<u>31764387</u>
1/1/2018	Commercial Rent (01/2018)	220-SUBC	18,237.63		55,997.63	<u>31764884</u>

1/1/2018	Commercial Sprinkler and Water (01/2018)	220-SUBC	200.00	56,197.63	<a href="#">31764885</a>
1/1/2018	Judgement Receivable (01/2018)	220-SUBC	3,505.99	59,703.62	<a href="#">31764886</a>
1/29/2018	late fees	220-SUBC	1,892.00	61,595.62	<a href="#">31794549</a>
2/1/2018	Electric sub-meter 12/13/18-1/12/18	220-SUBC	240.65	61,836.27	<a href="#">31791326</a>
2/1/2018	Commercial Rent (02/2018)	220-SUBC	18,237.63	80,073.90	<a href="#">31794675</a>
2/1/2018	Commercial Sprinkler and Water (02/2018)	220-SUBC	200.00	80,273.90	<a href="#">31794676</a>
2/1/2018	Judgement Receivable (02/2018)	220-SUBC	3,505.99	83,779.89	<a href="#">31794677</a>
2/27/2018	late fees	220-SUBC	1,390.00	85,169.89	<a href="#">31822813</a>
2/27/2018	Charge for April 2017 monies owed with respect to the release of the lien on the building.	220-SUBC	1,800.00	86,969.89	<a href="#">31822825</a>
2/27/2018	Reverse write off on 10/18/17.	220-SUBC	86,461.00	173,430.89	<a href="#">31822826</a>
2/27/2018	Write-off the correct amount on 7/25/17.	220-SUBC	(76,538.00)	96,892.89	<a href="#">31822827</a>
2/27/2018	8/1/17 Rent concession	220-SUBC	(17,706.00)	79,186.89	<a href="#">31822828</a>
2/27/2018	Credit incorrect amount of late fee in 12/1/17.	220-SUBC	(24,572.00)	54,614.89	<a href="#">31822829</a>
2/27/2018	Credit incorrect amount of late fee in 12/31/17.	220-SUBC	(1,900.00)	52,714.89	<a href="#">31822830</a>
2/27/2018	Credit incorrect amount of late fee in 1/29/18.	220-SUBC	(1,832.00)	50,882.89	<a href="#">31822831</a>
2/27/2018	Late fee as of 12/1/17	220-SUBC	13,231.00	64,113.89	<a href="#">31822832</a>
2/27/2018	Late fee as of 12/31/17	220-SUBC	781.00	64,894.89	<a href="#">31822833</a>
2/27/2018	Late fees as of 1/29/18	220-SUBC	685.00	65,579.89	<a href="#">31822834</a>
2/27/2018	Reverse - Credit incorrect amount of late fee in 1/29/18.	220-SUBC	1,832.00	67,411.89	<a href="#">31824032</a>
2/27/2018	Credit incorrect amount of late fee in 1/29/18.	220-SUBC	(1,892.00)	65,519.89	<a href="#">31824033</a>
2/28/2018	9/1/17 Rent concession	220-SUBC	(17,706.00)	47,813.89	<a href="#">31822907</a>
3/1/2018	Electric Sub-meter 1/12/18-2/13/18	220-SUBC	295.98	48,109.87	<a href="#">31819677</a>
3/1/2018	Commercial Rent (03/2018)	220-SUBC	18,237.63	66,347.50	<a href="#">31822886</a>
3/1/2018	Commercial Sprinkler and Water (03/2018)	220-SUBC	200.00	66,547.50	<a href="#">31822887</a>
3/1/2018	Judgement Receivable (03/2018)	220-SUBC	3,505.99	70,053.49	<a href="#">31822888</a>
3/20/2018	Electric Sub-meter 2/13/18-3/15/2018	220-SUBC	139.93	70,193.42	<a href="#">31847922</a>
3/29/2018	late fees	220-SUBC	2,241.00	72,434.42	<a href="#">31851231</a>
4/1/2018	Commercial Rent (04/2018)	220-SUBC	18,237.63	90,672.05	<a href="#">31851287</a>

4/1/2018	Commercial Sprinkler and Water (04/2018)	220-SUBC	200.00	90,872.05	<u>31851288</u>
4/1/2018	Judgement Receivable (04/2018)	220-SUBC	3,505.99	94,378.04	<u>31851289</u>
4/25/2018	Electric Sub Meter 3/15/2018-4/13/2018	220-SUBC	67.09	94,445.13	<u>31879060</u>
4/27/2018	Late fees.	220-SUBC	3,013.00	97,458.13	<u>31879372</u>
5/1/2018	Commercial Rent (05/2018)	220-SUBC	18,237.63	115,695.76	<u>31898407</u>
5/1/2018	Commercial Sprinkler and Water (05/2018)	220-SUBC	200.00	115,895.76	<u>31898408</u>
5/1/2018	Judgement Receivable (05/2018)	220-SUBC	3,505.99	119,401.75	<u>31898409</u>
5/9/2018	Security Deposit Drawdown	220-SUBC	(65,000.00)	54,401.75	<u>31901424</u>
5/24/2018	Electric Sub-meter 4/13/18 - 5/14/18	220-SUBC	13.45	54,415.20	<u>31907243</u>
5/29/2018	late fees as of 5/25/18	220-SUBC	1,950.00	56,365.20	<u>31907567</u>
6/1/2018	Commercial Rent (06/2018)	220-SUBC	18,237.63	74,602.83	<u>31907603</u>
6/1/2018	Commercial Sprinkler and Water (06/2018)	220-SUBC	200.00	74,802.83	<u>31907604</u>
6/1/2018	Judgement Receivable (06/2018)	220-SUBC	3,505.99	78,308.82	<u>31907605</u>
6/18/2018	Chk# wire			21,743.62	56,565.20 <u>6687315</u>
6/21/2018	Electric Submeter 5/14/2018 6/13/2018	220-SUBC	28.01	56,593.21	<u>31933836</u>
6/26/2018	Late fees as of 6/25/18	220-SUBC	2,368.00	58,961.21	<u>31935856</u>
7/1/2018	Commercial Rent (07/2018)	220-SUBC	18,237.63	77,198.84	<u>31935962</u>
7/1/2018	Commercial Sprinkler and Water (07/2018)	220-SUBC	200.00	77,398.84	<u>31935963</u>
7/1/2018	Judgement Receivable (07/2018)	220-SUBC	3,505.99	80,904.83	<u>31935964</u>
7/2/2018	Chk# wire			21,997.00	58,907.83 <u>6708483</u>
7/10/2018	Late Fee for July 2018	220-SUBC	1,879.00	60,786.83	<u>31966677</u>
7/20/2018	New York Water Management 7-6-18	220-SUBC	29.88	60,816.71	<u>31965803</u>
7/26/2018	Electric Sub Meter 6/13/18 - 7/13/18	220-SUBC	19.58	60,836.29	<u>31966773</u>
8/1/2018	Real Estate Taxes for the period 07/18-06/19	220-SUBC	12,136.43	72,972.72	<u>31957768</u>
8/1/2018	Commercial Rent (08/2018)	220-SUBC	18,237.63	91,210.35	<u>31966706</u>
8/1/2018	Commercial Sprinkler and Water (08/2018)	220-SUBC	200.00	91,410.35	<u>31966707</u>
8/1/2018	Judgement Receivable (08/2018)	220-SUBC	3,505.99	94,916.34	<u>31966708</u>
8/28/2018	Electric Submeter Billing Cycle 7/13/18-8/13/18	220-SUBC	47.77	94,964.11	<u>31994561</u>
8/31/2018	August 2018 late fees.	220-SUBC	3,026.00	97,990.11	<u>32015729</u>

9/1/2018	Commercial Rent (09/2018)	220-SUBC	18,237.63	116,227.74	<u>32015814</u>
9/1/2018	Commercial Sprinkler and Water (09/2018)	220-SUBC	200.00	116,427.74	<u>32015815</u>
9/1/2018	Judgement Receivable (09/2018)	220-SUBC	3,505.99	119,933.73	<u>32015816</u>
9/25/2018	Submetering run from 08/13/2018 to 09/12/2018	220-SUBC	90.42	120,024.15	<u>32022833</u>
10/1/2018	Commercial Rent (10/2018)	220-SUBC	18,784.76	138,808.91	<u>32023986</u>
10/1/2018	Commercial Sprinkler and Water (10/2018)	220-SUBC	200.00	139,008.91	<u>32023987</u>
10/1/2018	Judgement Receivable (10/2018)	220-SUBC	3,505.99	142,514.90	<u>32023988</u>
11/1/2018	Electric Submetering: 9/12/2018 - 10/12/2018	220-SUBC	63.50	142,578.40	<u>32067396</u>
11/1/2018	Commercial Rent (11/2018)	220-SUBC	18,784.76	161,363.16	<u>32081089</u>
11/1/2018	Commercial Sprinkler and Water (11/2018)	220-SUBC	200.00	161,563.16	<u>32081090</u>
11/1/2018	Judgement Receivable (11/2018)	220-SUBC	3,505.99	165,069.15	<u>32081091</u>
12/1/2018	Late fees as of 11/26/18	220-SUBC	5,353.00	170,422.15	<u>32086854</u>
12/1/2018	Electric Submetering: 10/12/2018 - 11/9/2018	220-SUBC	34.82	170,456.97	<u>32087168</u>
12/1/2018	Commercial Rent (12/2018)	220-SUBC	18,784.76	189,241.73	<u>32087193</u>
12/1/2018	Commercial Sprinkler and Water (12/2018)	220-SUBC	200.00	189,441.73	<u>32087194</u>
12/1/2018	Judgement Receivable (12/2018)	220-SUBC	3,505.99	192,947.72	<u>32087195</u>
1/1/2019	Electric Submetering: 11/9/2018 - 12/13/2018	220-SUBC	28.78	192,976.50	<u>32111936</u>
1/1/2019	Electric Submetering: 11/9/2018 - 12/13/2018	220-SUBC	28.78	193,005.28	<u>32111976</u>
1/1/2019	Commercial Rent (01/2019)	220-SUBC	18,784.76	211,790.04	<u>32134005</u>
1/1/2019	Commercial Sprinkler and Water (01/2019)	220-SUBC	200.00	211,990.04	<u>32134006</u>
1/1/2019	Judgement Receivable (01/2019)	220-SUBC	3,505.99	215,496.03	<u>32134007</u>
2/1/2019	Late fees	220-SUBC	7,117.00	222,613.03	<u>32162610</u>
2/1/2019	Commercial Rent (02/2019)	220-SUBC	18,784.76	241,397.79	<u>32162645</u>
2/1/2019	Commercial Sprinkler and Water (02/2019)	220-SUBC	200.00	241,597.79	<u>32162646</u>
2/1/2019	Judgement Receivable (02/2019)	220-SUBC	3,505.99	245,103.78	<u>32162647</u>
3/1/2019	Electric Submetering: 1/14/2019 - 2/13/2019	220-SUBC	24.80	245,128.58	<u>32166992</u>
3/1/2019	Late fees as of 02/28/19	220-SUBC	7,744.00	252,872.58	<u>32188033</u>
3/1/2019	Commercial Rent (03/2019)	220-SUBC	18,784.76	271,657.34	<u>32190827</u>

3/1/2019	Commercial Sprinkler and Water (03/2019)	220-SUBC	200.00	271,857.34	<u>32190828</u>
3/1/2019	Judgement Receivable (03/2019)	220-SUBC	3,505.99	275,363.33	<u>32190829</u>
3/31/2019	Electric Submetering: 12/13/2018- 1/14/2019	220-SUBC	32.18	275,395.51	<u>32192248</u>

**AFFIDAVIT OF SERVICE**

STATE OF NEW YORK      }  
                                    } s.s.  
COUNTY OF NEW YORK      }

I, Crystal Ramdas, being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On March 25, 2019, I served the within **NOTICE OF INTENT** upon:

Scorpion Fitness, Inc.  
220 Fifth Avenue,  
New York, New York 10001

Scorpion Fitness, Inc.  
88 Lexington Ave., Ste. 9D  
New York, New York 10016

Scorpion Club Ventures LLC  
220 Fifth Avenue,  
New York, New York 10001

Scorpion Club Ventures LLC  
88 Lexington Ave., Ste. 9D  
New York, New York 10016

John Shams  
220 Fifth Avenue,  
New York, New York 10001

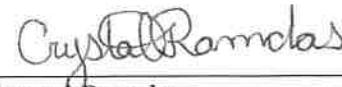
John Shams  
325 Fifth Avenue, Ste. 41E  
New York, New York 10016

Scorpion Fitness, Inc.  
325 Fifth Avenue, Ste. 41E  
New York, New York 10016

John Shams  
88 Lexington Ave., Ste. 9D  
New York, New York 10016

Scorpion Club Ventures LLC  
325 Fifth Avenue, Ste. 41E  
New York, New York 10016

by mailing the same by overnight mail service (with Express Mail codes EF139729518US, EF139729583US, EF139729570US, EF139729566US, EF139729552US, EF139729481US, EF139729478US, EF139729549US, EF139729535US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

  
\_\_\_\_\_  
Crystal Ramdas

Sworn to before me this  
25 day of March, 2019.

  
\_\_\_\_\_  
Notary Public

JOSEPH SHALOM GOLDSMITH  
Notary Public, State of New York  
No. 02GO6108848  
Qualified in Queens County  
Commission Expires April 19, 2020

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

KOSSOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available)\*
- 10:30 AM Delivery Required (additional fee, where available)\*

\*Refer to USPS.com® or local Post Office® for availability.

## TO: (PLEASE PRINT)

PHONE ( )

Scorpion fitness Inc.  
220 Fifth Avenue  
New York, New York 10001

## ZIP + 4\* (U.S. ADDRESSES ONLY)

1 0 0 0 1

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

Notice of Intent



EF 139729518 US

UNITED STATES  
POSTAL SERVICE®PRIORITY  
★ MAIL ★  
EXPRESS™

## ORIGIN (POSTAL SERVICE USE ONLY)

<input type="checkbox"/> 1-Day	<input type="checkbox"/> 2-Day	<input type="checkbox"/> Military	<input type="checkbox"/> DPO
PO ZIP Code 10007	Scheduled Delivery Date 3/26/19	Postage \$25.50	
Date Accepted (MM/DD/YY) 3/25/19	Scheduled Delivery Time <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input checked="" type="checkbox"/> 12 NOON	Insurance Fee \$	COD Fee \$
Time Accepted 5:03	10:30 AM Delivery Fee \$	Return Receipt Fee \$2.80	Live Animal Transportation Fee \$
Weight 1 lbs.	Flat Rate \$	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$28.30
Acceptance Employee Initials MS.			

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature

LABEL 11-F, SEPTEMBER 2015 PSM 7690-02-000-9998

2-CUSTOMER COPY

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

KOSSOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available)\*
- 10:30 AM Delivery Required (additional fee, where available)\*

\*Refer to USPS.com® or local Post Office® for availability.

## TO: (PLEASE PRINT)

PHONE ( )

John Shams  
88 Lexington Ave, Ste. 9D  
New York, New York 10016

## ZIP + 4\* (U.S. ADDRESSES ONLY)

1 0 0 1 6

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

Notice of Intent



EF 139729535 US

UNITED STATES  
POSTAL SERVICE®PRIORITY  
★ MAIL ★  
EXPRESS™

## ORIGIN (POSTAL SERVICE USE ONLY)

<input type="checkbox"/> 1-Day	<input type="checkbox"/> 2-Day	<input type="checkbox"/> Military	<input type="checkbox"/> DPO
PO ZIP Code 10007	Scheduled Delivery Date 3/26/19	Postage \$25.50	
Date Accepted (MM/DD/YY) 3/25/19	Scheduled Delivery Time <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input checked="" type="checkbox"/> 12 NOON	Insurance Fee \$	COD Fee \$
Time Accepted 4:44	10:30 AM Delivery Fee \$	Return Receipt Fee \$2.80	Live Animal Transportation Fee \$
Weight 1 lbs.	Flat Rate \$	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$28.30
Acceptance Employee Initials MS.			

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature

LABEL 11-F, SEPTEMBER 2015 PSM 7690-02-000-9998

2-CUSTOMER COPY

notice to draw down remainder of security Pg 15 of 18

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

K0880FF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## 220 Fifth, Scorpion

(ASM)

MAR 25 2019

UNITED STATES  
POSTAL SERVICE®

EF 139729566 US

PRIORITY  
★ MAIL ★  
EXPRESS™

## PAYMENT BY ACCOUNT (If applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available\*)
- 10:30 AM Delivery Required (additional fee, where available\*)

\*Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)

PHONE ( )

Scorpion Fitness, Inc.  
325 Fifth Avenue, Ste. 41E  
New York, New York 10016

ZIP + 4® (U.S. ADDRESSES ONLY)

10016

For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.  
 \$100.00 insurance included.

notice of intent

## ORIGIN (POSTAL SERVICE USE ONLY)

PO ZIP Code	Scheduled Delivery Date (MM/DD/YY)	Postage
10007	3/26/19	\$ 25.50
Date Accepted (MM/DD/YY)	Scheduled Delivery Time	Insurance Fee
3/25/19	<input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input type="checkbox"/> 12 NOON	COD Fee
Time Accepted	10:30 AM Delivery Fee	Return Receipt Fee
4:55	<input type="checkbox"/> AM <input type="checkbox"/> PM \$	\$ 2.80
Weight	Sunday/Holiday Premium Fee	Live Animal Transportation Fee
lbs. A ozs.	\$	\$
	Acceptance Employee Initials	Total Postage & Fees
	MS.	\$ 28.30

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	<input type="checkbox"/> AM <input type="checkbox"/> PM	

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9995

2-CUSTOMER COPY

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

K0880FF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## 220 Fifth, Scorpion

CHURCH STREET  
STATION  
MAR 25 2019  
YORK NY 10007

EF 139729570 US

PRIORITY  
★ MAIL ★  
EXPRESS™

## PAYMENT BY ACCOUNT (If applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available\*)
- 10:30 AM Delivery Required (additional fee, where available\*)

\*Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)

PHONE ( )

John Shams  
220 Fifth Avenue  
New York, New York 10001

ZIP + 4® (U.S. ADDRESSES ONLY)

10001

For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.

\$100.00 insurance included.

notice of intent

## ORIGIN (POSTAL SERVICE USE ONLY)

PO ZIP Code	Scheduled Delivery Date (MM/DD/YY)	Postage
10007	3/26/19	\$ 25.50
Date Accepted (MM/DD/YY)	Scheduled Delivery Time	Insurance Fee
3/25/19	<input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input type="checkbox"/> 12 NOON	COD Fee
Time Accepted	10:30 AM Delivery Fee	Return Receipt Fee
4:56	<input type="checkbox"/> AM <input type="checkbox"/> PM \$	\$ 2.80
Weight	Sunday/Holiday Premium Fee	Live Animal Transportation Fee
lbs. A ozs.	\$	\$
	Acceptance Employee Initials	Total Postage & Fees
	MS.	\$ 28.30

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	<input type="checkbox"/> AM <input type="checkbox"/> PM	

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9995

2-CUSTOMER COPY

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

KOSSOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The maller must check the "Signature Required" box if the maller: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available\*)
- 10:30 AM Delivery Required (additional fee, where available\*)

\*Refer to USPS.com® or local Post Office® for availability.

## TO: (PLEASE PRINT)

PHONE ( )

Scorpion Fitness Inc.  
88 Lexington Ave, Ste. 9D  
New York, New York 10016

## ZIP + 4® (U.S. ADDRESSES ONLY)

10016

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

## NOTICE OF INTENT



EF 139729481 US

UNITED STATES  
POSTAL SERVICE®

PRIORITY  
★ MAIL ★  
EXPRESS™

## ORIGIN (POSTAL SERVICE USE ONLY)

PO ZIP Code	Scheduled Delivery Date (MM/DD/YY)	Postage
10007	3/26/19	\$ 25.50
Date Accepted (MM/DD/YY)	Scheduled Delivery Time	Insurance Fee COD Fee
3/25/19	<input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input checked="" type="checkbox"/> 12 NOON	\$ \$
Time Accepted	10:30 AM Delivery Fee	Return Receipt Fee
4:50	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM \$	\$ 2.80
Weight	Flat Rate Sunday/Holiday Premium Fee	Total Postage & Fees
4 lbs. 0.02 oz.	\$ \$	\$ 28.30
	Acceptance Employee Initials	MS

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	<input type="checkbox"/> AM <input type="checkbox"/> PM	
	<input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9998

2-CUSTOMER COPY

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

KOSSOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The maller must check the "Signature Required" box if the maller: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available\*)
- 10:30 AM Delivery Required (additional fee, where available\*)

\*Refer to USPS.com® or local Post Office® for availability.

## TO: (PLEASE PRINT)

PHONE ( )

Scorpion Club Ventures LLC  
325 Fifth Avenue Ste. 41E  
New York, New York 10016

## ZIP + 4® (U.S. ADDRESSES ONLY)

10016

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

NOTICE OF INTENT



EF 139729552 US

UNITED STATES  
POSTAL SERVICE®

PRIORITY  
★ MAIL ★  
EXPRESS™

## ORIGIN (POSTAL SERVICE USE ONLY)

PO ZIP Code	Scheduled Delivery Date (MM/DD/YY)	Postage
10007	3/26/19	\$ 25.50
Date Accepted (MM/DD/YY)	Scheduled Delivery Time	Insurance Fee COD Fee
3/25/19	<input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input checked="" type="checkbox"/> 12 NOON	\$ \$
Time Accepted	10:30 AM Delivery Fee	Return Receipt Fee
4:52	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM \$	\$ 2.80
Weight	Flat Rate Sunday/Holiday Premium Fee	Total Postage & Fees
4 lbs. 0.02 oz.	\$ \$	\$ 28.30
	Acceptance Employee Initials	MS

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	<input type="checkbox"/> AM <input type="checkbox"/> PM	
	<input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9998

2-CUSTOMER COPY

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

KOSBOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

220 Fifth (Opus) (ACM)

## PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

092004

Federal Agency Acct. No. or Postal Service® Acct. No.



EF 139729549 US

PRIORITY  
★ MAIL ★  
EXPRESS™

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available)\*
- 10:30 AM Delivery Required (additional fee, where available)\*

\*Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)

PHONE ( )

John Shams  
325 Fifth Avenue, Ste. 41E  
New York, New York 10016

ZIP + 4® (U.S. ADDRESSES ONLY)

10016

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

Notice of Intent

## ORIGIN (POSTAL SERVICE USE ONLY)

<input checked="" type="checkbox"/> 1-Day	<input type="checkbox"/> 2-Day	<input type="checkbox"/> Military	<input type="checkbox"/> DPO
PO ZIP Code 10007	Scheduled Delivery Date 3/26/19	Postage \$25.50	
Date Accepted (MM/DD/YY) 3/25/19	Scheduled Delivery Time <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input type="checkbox"/> 12 NOON	Insurance Fee \$	COD Fee \$
Time Accepted 4:46	10:30 AM Delivery Fee <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM \$	Return Receipt Fee \$2.80	Live Animal Transportation Fee \$
Weight 1 lbs	Flat Rate OZS	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$28.30
Acceptance Employee Initials MS			

## DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9998

2-CUSTOMER COPY

## CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ( )

KOSBOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

## PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

092004

## DELIVERY OPTIONS (Customer Use Only)

SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

## Delivery Options

- No Saturday Delivery (delivered next business day)
- Sunday/Holiday Delivery Required (additional fee, where available)\*
- 10:30 AM Delivery Required (additional fee, where available)\*

\*Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)

PHONE ( )

Scorpion Club Ventures LLC  
88 Lexington Ave, ste. 9D  
New York, New York 10016

ZIP + 4® (U.S. ADDRESSES ONLY)

10016

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

Notice of Intent



EF 139729478 US

PRIORITY  
★ MAIL ★  
EXPRESS™

## ORIGIN (POSTAL SERVICE USE ONLY)

<input checked="" type="checkbox"/> 1-Day	<input type="checkbox"/> 2-Day	<input type="checkbox"/> Military	<input type="checkbox"/> DPO
PO ZIP Code 10007	Scheduled Delivery Date 3/26/19	Postage \$25.50	
Date Accepted (MM/DD/YY) 3/25/19	Scheduled Delivery Time <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input type="checkbox"/> 12 NOON	Insurance Fee \$	COD Fee \$
Time Accepted 4:48	10:30 AM Delivery Fee <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM \$	Return Receipt Fee \$2.80	Live Animal Transportation Fee \$
Weight 1 lbs	Flat Rate OZS	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$28.30
Acceptance Employee Initials MS			

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9998

2-CUSTOMER COPY

**CUSTOMER USE ONLY**

FROM: (PLEASE PRINT)  PHONE (  )

KOSSOFF, PLLC  
217 BROADWAY, SUITE # 401  
NEW YORK, NY 10007-2944

220 Fifth Scorpion (Asm)

**PAYMENT BY ACCOUNT (if applicable)**  
USPS\* Corporate Acct. No.  Federal Agency Acct. No. or Postal Service\* Acct. No.  092004

**DELIVERY OPTIONS (Customer Use Only)**

**SIGNATURE REQUIRED** Note: The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

**Delivery Options**

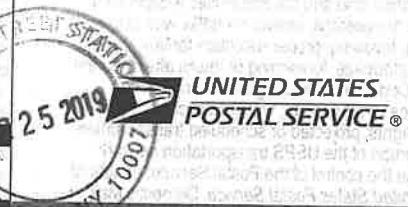
No Saturday Delivery (delivered next business day)  
 Sunday/Holiday Delivery Required (additional fee, where available)  
 10:30 AM Delivery Required (additional fee, where available)\*  
\*Refer to USPS.com® or local Post Office® for availability.

**TO: (PLEASE PRINT)**

SCORPION CLUB VENTURES LLC  
220 FIFTH AVENUE  
NEW YORK, NEW YORK 10001

**ZIP + 4\* (U.S. ADDRESSES ONLY)**  
10001

**NOTICE OF INTENT**



UNITED STATES  
POSTAL SERVICE®

**PRIORITY  
★ MAIL ★  
EXPRESS™**

**ORIGIN (POSTAL SERVICE USE ONLY)**

<input type="checkbox"/> 1-Day	<input type="checkbox"/> 2-Day	<input type="checkbox"/> Military	<input type="checkbox"/> DPO
PO ZIP Code <b>10001</b>	Scheduled Delivery Date (MM/DD/YY) <b>3/26/19</b>	Postage <b>\$2.50</b>	
Date Accepted (MM/DD/YY) <b>3/25/19</b>	Scheduled Delivery Time <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 3:00 PM <input type="checkbox"/> 12 NOON	Insurance Fee <b>\$</b>	COD Fee <b>\$</b>
Time Accepted <b>4:58 PM</b>	10:30 AM Delivery Fee <b>\$</b>	Return Pickup Fee <b>\$2.80</b>	Live Animal Transportation Fee <b>\$</b>
Weight <b>1 lbs. 0 oz.</b>	Flat Rate <b>\$</b>	Total Postage & Fees <b>\$2.80</b>	
Acceptance Employee Initials <b>MS.</b>			

**DELIVERY (POSTAL SERVICE USE ONLY)**

Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Delivery Attempt (MM/DD/YY)	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature

LABEL 11-F, SEPTEMBER 2015 PSN 7690-02-000-9998

2-CUSTOMER COPY